

4 Greendykes Road, Broxburn, EH52 5AG

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85 Tippet Knowes Park, Winchburgh, West Lothian EH52 6UR **Offers Over £148,000**

KnightBain are delighted to bring to the market this Semi Detached Villa situated in an extremely quiet area. The accommodation comprises lounge, fitted kitchen/dining room with patio doors to rear garden, two double bedrooms, both with fitted wardrobes, and shower room. The property also benefits from a lock-up garage, and easily maintained gardens to front and rear, and large shed

The new village of Winchburgh is growing in popularity every day with Auldcathie Park opening shortly, and a marina, shops, secondary schools and a new primary school in the near future. Also there will be a railway station and a new junction onto the M9 motorway. There are two well respected primary schools already in the village. It is right next to some of West Lothian's most beautiful countryside. It is also within easy reach of Linlithgow and offers an easy commute to Edinburgh.



Hall

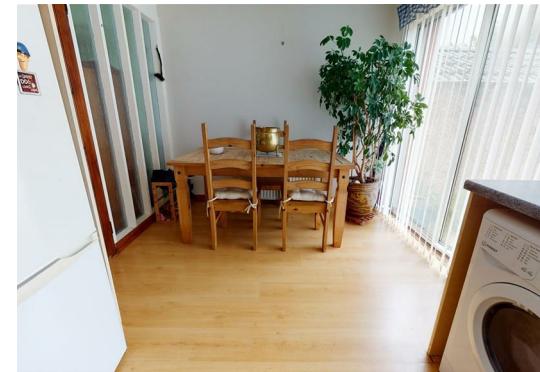
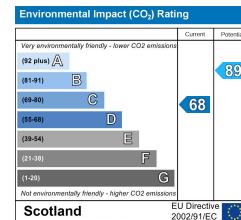
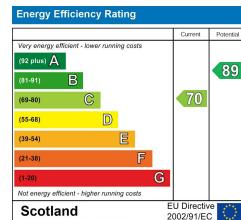
Access through UPVC door with small double glazed inset. Laminate flooring through hall, lounge and kitchen/dining room. Carpeted staircase to upper landing. Hardwood/glazed door to lounge.

Lounge

15'4" x 12'4" (4.67m x 3.76m)

Spacious sitting room with front facing window and vertical blind. Hardwood/glazed door to kitchen/dining room and door to cupboard housing combi gas central heating boiler. Marble fireplace with Living Flame gas fire. Radiator.

Easily maintained gardens to front and fully enclosed rear. Garden shed.



Fitted Kitchen/Dining Room

15'4" x 9'4" (4.67m x 2.84m)

Fitted with base and wall mounted units, drawers, gas hob, electric fan assisted oven, extractor hood, stainless steel sink, side drainer and mixer tap, and complementary worktops with tiling above. The washing machine, fridge/freezer and dishwasher are included in the sale but are not warranted. Rear facing window with vertical blind. Radiator.

Upper Landing

Doors to bedrooms, shower room and cupboard with shelf and hanging rail. Hatch to loft.

Bedroom One

12'3" x 9'6" (3.73m x 2.90m)

Double bedroom with front facing window and venetian blind. Deep fitted wardrobe offering shelves and hanging rail concealed behind sliding mirrored doors. Fitted carpet, radiator.

Bedroom Two

11'8" x 8'5" (3.56m x 2.57m)

Another double bedroom with rear facing window and venetian blind. Deep fitted wardrobes offering shelf and hanging rail concealed behind sliding doors. Fitted carpet, radiator.

Shower Room

Fully tiled and fitted with vanity unit and wash hand basin, WC and corner shower cubicle with mains shower. Opaque glazed window with venetian blind. Ceramic tiled floor, vertical chrome radiator, mirror and glass shelf, 4-way spotlights.

Garage

Lock-up garage with up and over door. Ample parking.

Gardens



These particulars, whilst carefully prepared, are not warranted.

Prospective purchasers should make their own enquiries to confirm the details of this property.

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